

State of California
Department of Housing and Community Development
Division of Financial Assistance

THE GOLDEN STATE ACQUISITION FUND

PROGRAM GUIDELINES

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General

Section 100 Purpose and Scope

- (a) The purpose of these Guidelines is to implement and interpret Section 50705, 50706 and 50708 of Chapter 8.5 of Part 2 of Division 31 of the Health and Safety Code, which establish the Loan Fund as one component of the Affordable Housing Revolving Development and Acquisition Program, referred to herein as the “Golden State Acquisition Fund” (GSAF) or the “Loan Fund.”
- (b) These Guidelines establish terms, conditions and procedures for the award and disbursement of funds allocated to the Loan Fund by the Housing and Emergency Shelter Trust Fund Act of 2006 and the passage of SB 586 (Dutton, Chapter 652 Statutes of 2007) pursuant to Section 53545.9(a)(2) of the Health and Safety Code.

Section 101 Fund Description – An Overview

In 2006, the voters of the State of California passed Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006, which authorized the issuance of bonds in the amount of \$2,850,000,000. A portion of these bond sale proceeds, \$100,000,000, are authorized for transfer to the Affordable Housing Innovation Fund (AHIF) established in the State Treasury. Of this amount, a total of \$25,000,000 is available for the Golden State Acquisition Fund, including state administrative costs.

“Golden State Acquisition Fund”

One of the major impediments to the development and preservation of affordable housing in California is the lack of ready access to capital by affordable housing developers for the acquisition of real property. The need is for loan funds available in amounts sufficient to purchase sites as they become available, with a speedy process from application to loan close. The “Golden State Acquisition Fund” is intended to respond to this need.

As required in the statute (Health and Safety Code § 50705 et seq.), the Department will choose a manager for the Loan Fund. Certain Approved Lenders will originate and service loans to developers. Developers will use the Project Loans to acquire real property for the development or preservation of housing affordable to low-income households.

The Approved Lenders will be required to leverage the Department’s loan with additional resources to meet the statutory requirement of 3:1 leverage of GSAF funds.

In order to make the GSAF a success in the current credit environment, and to increase the likelihood that the Fund Manager will be able to attract the required 3:1 Leveraged Capital, potential losses will be mitigated by making the Department’s funds in each Project Loan available as the first layer to cover any loss (see Section 122).

Section 102 Definitions

In addition to the definitions found in Chapter 2 (commencing with Section 50050) of Part 1 of Division 31 of the Health and Safety Code, the following definitions shall apply to these Guidelines. References to sections refer to the sections of these Guidelines unless otherwise noted.

- (a) "Affordable Housing" means a residential project containing units that are either: 1) for-sale homeowner units subject to enforceable restrictions that limit the incomes of at least the initial owner-occupants to Lower Income Households, as defined in subsection (k) below (i.e available to households earning no more than 80% of area media income, or 2) rental units subject to enforceable public agency restrictions that limit occupancy to households earning no more than 60% of area median income, at Affordable Rents.
- (b) "Affordable Rents" means rents as defined in 25 CCR 7312 of the Multifamily Housing Program regulations.
- (c) "Approved Lender" or "Originating Lender" means Fund Manager, members, if any, of GSAF LLC and designated Tier 2 Lenders.
- (d) "Department" means the Department of Housing and Community Development.
- (e) "Fund Manager" means the manager of the Loan Fund selected by the Department.
- (f) "Fund Manager Loan" means the loan from the Department to the Fund Manager.
- (g) "Homeownership" means fee simple title on real property or a leasehold interest on real property that enables the lessee to make improvements on and encumber the property and has a term sufficient to secure a permanent loan. Homeownership also includes ownership of manufactured housing on a permanent foundation and membership, ownership and occupancy in a limited-equity co-op development.
- (h) "Household" means one or more persons occupying the same housing unit.
- (i) "Leveraged Capital" means the funds by the Approved Lender to meet the 3:1 leverage requirement.
- (j) "Loan-to-value ratio" (LTV) means the ratio between the amount of all indebtedness liened, or to be liened, against a property and the appraised value of the property securing the liens.
- (k) "Lower Income Household" means the same as defined in Section 50079.5 of the Health and Safety Code.

- (l) "Manufactured Housing" means a structure, transportable in one or more sections as defined by Section 18007 of the Health and Safety Code.
- (m) "Project Loan" means a loan made by an Approved Lender to a developer using a combination of Fund Manager Loan funds, Leveraged Capital and additional Predevelopment funds provided by the Approved Lender, if any. Project Loans shall be in a single principal amount with a single set of terms.
- (n) "Rural Area" means the same as defined in Health and Safety Code, Section 50101. "Rural area" means any open country or any place, town, village, or city which by itself and taken together with any other places, towns, villages, or cities that it is part of or associated with: (a) has a population not exceeding 10,000; or (b) as a population not exceeding 20,000 and is contained within a nonmetropolitan area. "Rural area" additionally includes any open country, place, town, village, or city located within a Standard Metropolitan Statistical Area if the population thereof does not exceed 20,000 and the area is not part of, or associated with, an urban area and is rural in character. This definition may be changed by the Department or the agency, as the case may be, to conform to changes in federal programs.
- (o) "Standard Agreement" means the contract entered into between the Department and a Fund Manager pursuant to Section 127.

Article 2. Loan Fund Manager Requirements

Section 103 Fund Manager Selection

The Department will select a Fund Manager to administer the Golden State Acquisition Fund through a competitive application process. Fund Manager eligibility requirements are detailed in Sections 104 – 106. The application and selection process is described in Sections 124 and 125.

Section 104 Fund Manager Eligibility Requirements

To be eligible to be selected as the Fund Manager, applicants must meet the following requirements in the aggregate:

- (a) be a non-profit lender or consortium of nonprofit lenders with experience making real property acquisition loans in California;
- (b) have originated and serviced an aggregate amount of not less than thirty million dollars (\$30,000,000) in loans used to develop or acquire Affordable Housing, of which at least ten million dollars (\$10,000,000) must be for acquisition;
- (c) have at least twenty-five million dollars (\$25,000,000) of its own capital invested in loans to developers of Affordable Housing. Fund Manager's "own capital" means capital under the management or subject to the control of the applicant; and

- (d) have originated at least twenty-five million dollars (\$25,000,000) in loans using bank or other investor capital.

Section 105 Eligible Fund Manager Entities

Fund manager applicants may consist of either:

- (a) A single nonprofit entity that qualifies under Section 501(c)(3) of the Internal Revenue Code, or
- (b) A consortium or group of nonprofit entities that each qualify under Section 501(c)(3) of the Internal Revenue Code applying together.

If the applicant is a consortium, applicant eligibility pursuant to Section 104 will be measured based on the aggregate loan amounts provided by not more than four consortium members with active roles in managing the consortium.

Section 106 Leveraged Capital Requirement

The Approved Lenders must provide Leveraged Capital from resources other than the Fund Manager Loan in an amount not less than three times the amount of the Fund Manager Loan, or approximately sixty-nine million seven hundred fifty thousand dollars (\$69,750,000). The Leveraged Capital must be used in at least a 3:1 ratio in every Project Loan transaction.

Section 107 Fund Manager Responsibilities

The Fund Manager's responsibilities include:

- (a) The development of marketing, application and underwriting materials;
- (b) marketing the Loan Fund to potential customer base;
- (c) establishing terms and conditions for Project Loan applications;
- (d) disbursing Project Loan funds and receiving Project Loan repayments;
- (e) maintaining records and accounts of the Fund Manager Loans; and
- (f) complying with the reporting requirements contained in Section 129.

Approved Lender Responsibilities

The Approved Lender's responsibilities include:

- (a) receiving, reviewing and approving Project Loan applications;
- (b) originating and servicing the Project Loans;
- (c) maintaining records and accounts of the Project Loans, including but not limited to, loan applications, records of repayments and loan documents;

- (d) complying with all other state and federal laws applicable to the origination, servicing and repayment of the Project Loans.

Article 3. Fund Manager Loan

Section 108 Loan Amount

The Department will enter into a Standard Agreement (see section 127) with the selected Fund Manager providing for a Fund Manager Loan to the Fund Manager in the amount of approximately twenty-three million two-hundred fifty thousand dollars (\$23,250,000). The Fund Manager Loan shall be evidenced by a promissory note in favor of the Department and including terms consistent with the requirements of the Program in a form approved by the Department.

Section 109 Fund Manager Loan Term

- (a) The term of the Fund Manager Loan shall be five years.
 - (1) The term of the Fund Manager Loan (the “Fund Manager Loan Term”) may be extended, upon approval by the Department, in five year increments upon successful completion of the conditions stated in the Standard Agreement.
 - (2) The Department will consider extensions at the end of the first year of the original term and at each anniversary of the agreement date thereafter.
- (b) Repayment of the outstanding principal balance of the Fund Manager Loan is due in full at the end of the term or any extension of the term. The principal balance due will be equal to the initial Fund Manager Loan amount minus allowable Fund Manager compensation (see Section 112) and any funds paid out to cover losses on Project Loans (see Section 122).

Section 110 Interest Rate

The Fund Manager Loan will be made at 0% interest.

Section 111 Fund Manager Loan Disbursements

The Fund Manager Loan will be disbursed by the Department to the Fund Manager in two draws, each draw equal to one-half of the total Fund Manager Loan.

- (a) The first draw will be released to the Fund Manager upon execution of the Standard Agreement.
- (b) The second draw will be released to the Fund Manager one year after the release of the first draw if 50% of the first draw has been disbursed for Project Loans (see Article 5). The second draw may be released earlier when 50% of the funds from the first draw have been committed for Project Loans.

- (c) The Fund Manager shall ensure that all Program Funds received from the Department are deposited into accounts or funds as required by the Standard Agreement until advanced as proceeds of a Project Loan.

Section 112 Fund Manager Compensation

- (a) Up to one hundred fifty thousand dollars (\$150,000) of Fund Manager Loan proceeds may be used by the Fund Manager from the first loan disbursement toward documented GSAF start-up costs approved by the Department. In addition, up to one hundred fifty thousand dollars (\$150,000) may be used for additional start-up or GSAF administrative costs with the approval of the Department.
- (b) The Fund Manager may recover costs incurred in the administration, management and operation of the GSAF from the following sources:
 - (1) Interest earned on Fund Manager Loan funds disbursed to the Fund Manager but not yet disbursed as Project Loans.
 - (2) The interest earned on Project Loans.
 - (3) Regular and customary fees charged to borrowers, including origination fees.
- (c) The amount of all forms of compensation for the Fund Manager shall be subject to Department approval. Taken as a whole, the total level of compensation shall be within the reasonable and customary range for nonprofit lenders providing acquisition financing similar to that provided by the Fund.

Section 113 Forty-Eighth Month Deadline

Fund Manager Loan funds not lent or used to pay Fund Manager Compensation under Section 112 by the Fund Manager within forty-eight (48) months after the effective date of the Standard Agreement shall be disencumbered and transferred to the Department for use in the CalHome Program. The 48 month requirement does not apply to funds repaid to the Fund Manager from Project Loans.

Article 4. Project Parameters

Section 114 Developer Eligibility

Project Loans will be made by the Fund Manager from the Golden State Acquisition Fund to Affordable Housing developers that:

- (a) Are organized as a non-profit or, for-profit entity or a public agency;
- (b) demonstrate adequate organizational stability and capacity, as evidenced by substantial successful experience developing Affordable Housing and other factors, as determined by the Fund Manager;

- (c) have completed not less than five Affordable Housing development projects, with each project having not less than 40 percent of the units either, (1) sold at an affordable housing cost, as defined by local or state public agency housing programs, or (2) restricted to Affordable Rents;
- (d) provide evidence of support of the local government having jurisdiction in the locale in which the real property is located for the proposed Project Loan. Support may be demonstrated through a letter from the governing board or the manager of the local housing or community development department; and
- (e) are not affiliates of, or under the control of, the Fund Manager. The Fund Manager, including any of its constituent members shall have no legal or financial interest in the real estate proposed for acquisition or the proposed eligible project.

Section 115 Eligible Uses of Project Loan Funds

- (a) Project Loan proceeds may be used for:
 - (1) Acquisition of real property for development as projects eligible pursuant to section 116, including land to be used for new construction, land improved with buildings to be rehabilitated or converted to residential use, and developments qualifying as “at-risk” under the regulations promulgated by the California Tax Credit Allocation Committee for the Low Income Housing Tax Credit Program; and
 - (2) Pre-development costs, as reasonably defined by the Fund Manager, and only to the extent the total amount of the Project Loan exceeds the sum of the Fund Manager Loan funds and the required Leveraged Capital.
- (b) Funds from the Fund Manager Loan may only be used for acquisition, as specified in subsection (a)(1) above.

Section 116 Eligible Projects

Eligible projects must be Affordable Housing, must be located in the State of California and must be:

- (a) Rental housing projects where 100% of the units are restricted to occupancy by households earning not more than 60% of the area median income at Affordable Rents, or
- (b) Housing built for sale to Lower-Income Household buyers as homeownership units, including
 - (1) Fee simple ownership, including condominiums or other common interest subdivisions;

- (2) limited-equity co-ops;
 - (3) manufactured housing units located on a rented space in a mobile home park;
 - (4) leasehold interest on real property that enables the lessee to make improvements on and encumber the property and has a term sufficient to secure a conventional first mortgage loan (e.g. a community land trust); or
- (c) Mobile home units and parks, where no less than 50% of the units in the park are restricted to occupancy by Lower-Income Households; or
 - (d) For the purposes of subsection (e) and (f) below, "Affordable Housing" means a residential project, or portion thereof, where all the units meet the criteria for units set forth in subsection (a) of section 102.
 - (e) Mixed-use projects (commercial and residential occupancies on the same site) are eligible for Project Loans covering all acquisition costs, provided no less than 75% of the total square footage is to be developed as Affordable Housing.

If less than 75% of the proposed square footage is to be developed as Affordable Housing, the percentage of the acquisition cost eligible to be paid with Project Loan proceeds shall be reduced to an amount equal to the percentage of the project that meets these requirements; or
 - (f) Mixed-income residential housing projects are eligible for Project Loans covering all acquisition costs if 75% or more of the number of proposed residential units are to be developed as Affordable Housing. If less than 75% of the proposed residential units are to be developed for Affordable Housing, the percentage of the acquisition cost eligible to be paid with Project Loan proceeds must be reduced to an amount equal to the percentage of the project that is affordable.

Article 5. Project Loans

Section 117 Maximum Loan Amount (Program Funds + Leveraged Capital)

- (a) The maximum total Project Loan amount, including fees, interest, acquisition but not including predevelopment costs funded by the Approved Lender is thirteen million nine hundred fifty thousand dollars (\$13,950,000) (15% of the Program Funds plus Leveraged Capital).
- (b) All Project Loans will include Program Funds and Leveraged Capital. Program Funds shall constitute no more than one quarter of the total amount of a Project Loan, not taking into account predevelopment costs funded by the Approved Lender.
- (c) All Project Loans shall be evidenced by a promissory note and secured by a deed of trust recorded against the real property being acquired with the

proceeds of the Project Loan. The terms and conditions of the note and deed of trust shall be determined by the Fund Manager and shall be consistent with the requirements of the Program.

Section 118 Maximum Loan-to-Value (LTV)

The maximum loan-to-value (LTV) of the Project Loan to the appraised value of the acquired the real property and existing improvements, including capitalized interest, is:

- (a) For for-profit developers – 95% LTV
- (b) For non-profit developers – 100% LTV

Section 119 Loan Term

- (a) The term of the Project Loan will be determined by the Fund Manager.
- (b) The maximum Project Loan term is 5 years.

Section 120 Rate

It is the intent of the GSAF that the Project Loan interest rate be as low as reasonably feasible. The interest rate for Project Loans will be determined by the Approved Lenders in accordance with their normal pricing of similar transactions; provided that the Approved Lenders will be required to set the interest rate on the Project Loans at a rate at least 50 to 75 basis points below their normal interest rate. The Originating Lenders will submit to the Department on at least an annual basis evidence that such interest rates are providing a benefit over their ordinary interest rates.

Section 121 Fees

- (a) Project Loan fees, including fees for origination, commitment and servicing charged to the borrowers will be determined by the Approved Lenders in accordance with their standard underwriting criteria.
- (b) Additional fees that are regularly and customarily associated with the affordable housing lending industry may be charged to borrowers.

Section 122 Project Loan Repayment and Loan Loss

- (a) All funds advanced to the developer as a Project Loan, plus any unpaid fees and unpaid accrued interest are due to the Fund Manager at the end of the term of the Project Loan (see Section 119).
- (b) If the developer is unable to make repayment in full of the funds due, the Approved Lender shall pursue all remedies legally available to it to recover funds owing to the Approved Lender, including but not limited to foreclosure and trustee sale of the subject property of the original purchase transaction.

- (c) If, after exercising all its remedies to recover funds owed, the Fund Manager has not been repaid in full, the portion of the original non-performing Project Loan that consists of Program Funds (1/4 of the original loan amount less any predevelopment funds provided by the Approved Lender) may be used to cover the first part of the loss.

Section 123 Funding Decisions

- (a) Project Loan funding decisions are to be made by the Originating Lender with no financial interest in the development project. The Department shall approve the Originating Lender approval package for each Project Loan.
- (b) When the Originating Lenders have received more Project Loan applications that meet the requirements of Article 4 of these Guidelines than funds available, the applications will be ranked by the level of affordability of the proposed housing units with the project affordable to the lowest incomes ranked first. The Originating Lender will perform a loan underwriting analysis on the application pool. The applications that pass the preliminary underwriting test will be placed in a pool. The pool will then be reviewed for the affordability of the proposed projects. The project affordable to the lowest income households will be scored 100 points. The remainder of the applications will be ranked in order of affordability and assigned scores based on their rank order. Loans will then be made to projects with the highest score first and then to the next highest score until all funds have been disbursed.
- (c) The Fund Manager will use its best efforts to target the following distribution; provided that failure to meet such targets will not result in a default under this Agreement:
 - (1) Geographic distribution – a minimum of 45% of total Program funds loaned to projects in Southern California; a minimum of 30% of funds loaned to projects in Northern California. For the purposes of the GSAF, all counties south of and including Kern County are defined as Southern California. All counties north of Kern County are defined as Northern California.
 - (2) Rural target – 10% of Program funds committed to projects in Rural Areas. Rural projects may be located in either Northern or Southern California. The Rural Area target is independent of the desired geographic distribution of projects. (See Section 102(m)).
 - (3) Foreclosed properties – A minimum of 15% of Program funds committed to foreclosed properties. These can be homeownership or rental projects. The projects can include, but are not limited to, unimproved land, improved land without structures, or projects with dwelling units in various stages of construction.
 - (4) In order to reach these targets, the Department may direct the Fund Manager to limit funding awards to projects that are located in rural

areas or other geographic areas to achieve the geographic targets described in the preceding paragraphs.

- (d) The Fund Manager shall report to the Department quarterly comparing the Project Loans made from the GSAF to the above targets and requirements.

Article 6. Additional Project Loan Requirements

Section 124 Equity Recapture

- (a) For every Project Loan, a regulatory agreement shall be recorded with the county recorder for the county in which the real property acquired with a Project Loan is located. This agreement shall be recorded in a position junior to the deed of trust securing the Project Loan. The regulatory agreement shall provide that, if the property is sold or transferred by the Project Loan mortgagee for purposes other than Affordable Housing, any equity not originally contributed by the borrower is to be returned to the Department.
 - (1) For homeownership projects: The term of this agreement shall remain in force on each unit through the transfer of title of the individual homeownership unit to a qualified low-income buyer. Upon this sale, the agreement shall be removed from the title. For mixed-income projects which qualify under Section 116(d), the agreement only applies to the lower-income targeted units.
 - (2) For rental housing projects: The terms of this agreement shall remain in force until: A) long-term Affordable Housing occupancy is guaranteed by terms and conditions of other project financing, or B) completion of construction of the rental housing project. Upon close of this additional financing with occupancy guarantees, or the recordation of any other Affordable Housing regulatory agreement, the regulatory agreement may be terminated and removed from title.
- (b) Unless terminated sooner pursuant to subsection (a) the regulatory agreement shall run with the land and have a term of 55 years. The regulatory agreement shall designate the Department as a third party beneficiary thereof.

Article 7. Fund Manager Selection Procedures

Section 125 Application Process

The Department shall accept applications for Fund Manager through a Request for Proposal (RFP) process. The Department shall open the process by distributing and posting the RFP and the application.

Application shall be made on a form provided by the Department. The Department-provided application form shall request the following information:

- (a) Applicant identification information including: Organization name, address, telephone number, contact person. If the applicant is a group of organizations, this information is required to be provided by each member of the group.
- (b) Copies of documentation providing evidence that the applicant is a non-profit organization in good standing under the laws of the State of California. In the case of consortium or group application, each member of the group must provide evidence of its status in good standing as a non-profit organization in the State of California.
- (c) Corporate governing documents and financial information (e.g., articles and by laws, confirmation of 501(c)(3) status, audited financial statements)
- (d) Documentation providing evidence that the submission of the Fund Manager application has the approval of the applicant's board of directors.
- (e) Evidence that the applicant has made Affordable Housing development loans in California.
- (f) Documentation providing evidence that the applicant meets the requirements of subsections 104 (b), (c) and (d):
- (g) The applicant must also submit a detailed business plan, describing how the applicant intends to meet the requirements of the GSAF, including:
 - (1) Appropriate financial and internal controls
 - (2) Underwriting standards
 - (3) Procedures, and
 - (4) Plan to close loans quickly
- (h) The applicant must provide evidence of their ability to secure capital for the GSAF in the amount of sixty-nine million seven hundred fifty thousand dollars (\$69,750,000) as the required leverage to be used to fund Project Loans.

Section 126 Selection Criteria

- (a) Applications shall not be considered for funding unless the application is received by the deadline stated in the RFP and it demonstrates that the requirements set forth below have been fulfilled in addition to the requirements contained in the RFP.
- (b) Applicants must demonstrate that all of the following conditions exist:
 - (1) the application contains substantially all of the information required by Section 125 and contains sufficient information to allow the Department to apply the rating factors set forth in these Guidelines;

- (2) the applicant meets the requirements of Sections 104 and 105;
 - (3) the applicant proposes an eligible activity;
 - (4) the applicant proposes an eligible use of the funds;
 - (5) the applicant does not have any unresolved audit findings for its prior participation in Department projects or programs;
- (c) Applications shall be reviewed by the Department for compliance with the requirements of Section 125. Applications which comply with these requirements will be scored based on the information in the application relating to;
- (1) Applicant experience operating as an Affordable Housing lender. Points will be given for:
 - (A) Lending volume in both amount of funds lent and number of projects and units developed.
 - (B) Amount of its own capital lent to Affordable Housing developers.
 - (C) Amount of funds invested from other capital sources to Affordable Housing developers.
 - (2) Amount of proposed Leveraged Capital that the applicant will be providing to the GSAF from its own or other sources. A score equal to the amount of Leveraged Capital proposed will be assigned to each application.
- (d) The applicant that passes the threshold requirements of Sections 104 and 105, and receives the highest score based on a tally of the points awarded to the selection criteria will be selected as Fund Manager.

Article 8. Program Operations

Section 127 Legal Documents

- (a) Upon selection the Department shall enter into a Standard Agreement with the Fund Manager constituting a conditional commitment of funds. This contract shall require the parties to comply with the requirements and provisions of these Guidelines. The Standard Agreement shall encumber State monies in an amount established in the RFP and consistent with the application. The Standard Agreement shall contain, but not be limited to, the following:
 - (1) a description of the approved Golden State Acquisition Fund including Leveraged Capital committed to the Fund by the Fund Manager;

- (2) requirements for the execution and, where appropriate, the recordation of the agreements and documents required under the GSAF Program;
- (3) the Fund Manager's responsibilities for timing and completion of Fund set-up, including underwriting requirements and Project Loan application process, report submissions, file documentation;
- (4) manner, timing and conditions for disbursement of GSAF program funds to the Fund Manager;
- (5) terms and conditions for extending the term of the Standard Agreement beyond the initial five year term;
- (6) provisions relating to the placement on or in the vicinity of each GSAF funded development project site, a sign indicating that the Department has provided financing for the project. The Department may also arrange for publicity of the Department GSAF project in its sole discretion;
- (7) remedies available to the Department in the event of a violation, breach or default of the Standard Agreement;
- (8) requirements that the Fund Manager permit the Department or its designated agents and employees the right to inspect all books, records and documents maintained by the Fund Manager in connection with the GSAF;
- (9) terms and conditions required by federal or state law; and
- (10) other provisions necessary to ensure compliance with the requirements of the GSAF program.

Section 128 Reporting Requirements

- (a) At any time during the term of the Standard Agreement, the Department may perform or cause to be performed an independent financial audit of any and all phases of the Fund Manager's operation of the Golden State Acquisition Fund. At the Department's request, the Fund Manager shall provide a financial audit prepared by a certified public accountant.
- (b) At intervals specified by the Department, the Fund Manager shall provide to the Department periodic reports on use of Fund Manager Loan and Project Loan funds, including status of loan repayments, descriptions of projects funded and loans in process.
- (c) The Fund Manager shall collect all of the following from each borrower and include a summary of this information in an annual report submitted to the Department during the term of the Standard Agreement;

- (1) A general description of activities undertaken pursuant to these Guidelines.
- (2) For each property acquired using funds from the Fund Manager Loan,
 - (A) the acquisition price;
 - (B) the amount and terms of the Leveraged Capital in the acquisition transaction, and
 - (C) a statement as to whether the state acquisition funds were essential to the leveraging of these other acquisition funds;
 - (D) the amount of state funds required for each assisted unit created or preserved; and
- (3) Based on the restrictions in place or agreed to by the borrower at the time of the Project Loan repayment, for each acquired property, provide a description of:
 - (A) the expiration date of the project's rent or sales restrictions;
 - (B) the number of assisted units created or preserved;
 - (C) the level of affordability maintained.
- (4) If any borrower sells any property acquired with assistance through these state funds during the term of the Fund Manager Standard Agreement, a description of the name and location of the purchaser, the purchase price, and the total transaction costs.
- (5) An overall assessment of the effectiveness of these funds as tools in creating and preserving Affordable Housing.

Section 129 Performance Goals

- (a) Within 9 months after the execution of the Standard Agreement the Fund Manager shall have the Golden State Acquisition Fund operational and accepting Project Loan applications from Affordable Housing developers.
- (b) Loan Funds not lent by the Fund Manager within forty-eight (48) months after the effective date of the Standard Agreement shall be disencumbered and transferred to the Department for use in the CalHome Program in accordance with Section 113.

Section 130 Defaults and Award Cancellations

- (a) Funding commitment of the Fund Manager Loan may be canceled prior to the execution of a Standard Agreement by the Department under any of the following conditions:
 - (1) The objectives and requirements of the Golden State Acquisition Fund cannot be met; or
 - (2) Implementation of the Golden State Acquisition Fund cannot proceed in a timely fashion in accordance with the timeframes established in the Standard Agreement
- (b) In the event of a breach or violation by the Fund Manager of any of the provisions of the Standard Agreement, the Department may give written notice to the Fund Manager to cure the breach or violation within a period of not less than sixty (60) days. If the breach or violation is not cured to the satisfaction of the Department within the specified time period, the Department, at its option, may declare a default under the relevant document and may seek legal remedies for the default including the following:
 - (1) The Department may seek, in a court of competent jurisdiction, an order for specific performance of the defaulted obligation; and
 - (2) The Department may seek such other remedies as may be available under the relevant agreement or any law.
- (c) Upon receipt of a notice of intent to cancel the commitment from the Department, the Fund Manager shall have the right to appeal to the Director of the Department.

